



## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

### COMMITTEE ON ZONING AND HOUSING

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**Voting Members:**

Kymberly Marcos Pine, Chair  
Carol Fukunaga, Vice Chair  
Ikaika Anderson  
Michael Formby  
Ron Menor  
Heidi Tsuneyoshi

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## AGENDA ADDENDUM

REGULAR MEETING  
COMMITTEE MEETING ROOM  
THURSDAY, MARCH 28, 2019  
9:00 A.M.

### **SPEAKER REGISTRATION**

Persons wishing to testify are requested to register to speak by 9:00 a.m. as follows:

- a. On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- b. By faxing to 768-3827 your name, phone number and the agenda item;
- c. By filling out the registration form in person; or
- d. By calling 768-3825.

Persons who have not registered to testify will be given an opportunity to speak on an item following oral testimonies of the registered speakers.

Each speaker limited to a **one-minute** presentation.

### **WRITTEN TESTIMONY**

Written testimony may be faxed to 768-3827 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting.

If submitted, written testimonies, including the testifier's address, e-mail address and phone number, may be posted by the City Clerk and available to the public on the City's DocuShare Website.

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### **MATERIALS AVAILABLE FOR INSPECTION**

Meeting materials ("board packet" §92-7.5, HRS) are available for public inspection at the Council Information and Records Section's service window at Room 202 in Honolulu Hale (530 S. King St.).

Accommodations are available upon request to persons with disabilities, please call 768-3825 or send an email to [potto1@honolulu.gov](mailto:potto1@honolulu.gov) least three working days prior to the meeting.

The meeting is viewable by: (1) internet live streaming through [http://olelo.granicus.com/MediaPlayer.php?publish\\_id=92](http://olelo.granicus.com/MediaPlayer.php?publish_id=92); (2) televised live broadcast on Olelo TV Channel 54; or (3) after the meeting, viewable at <http://www.honolulu.citycouncil.tv/>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

**This addendum item provides a description of a proposed CD1 amendment to Agenda Item No. 8, Bill 7 (2019), Affordable Rental Housing.**

8. **BILL 7 (2019) – AFFORDABLE RENTAL HOUSING.** Creating a temporary program to accelerate the construction of affordable rental housing on apartment and business mixed use-zoned properties by relaxing zoning and building code standards, and offering financial incentives. (Bill passed First Reading 3/8/19)

**PROPOSED CD1 TO BILL 7 (2019)** (Submitted by Councilmember Pine) – The CD1 (OCS2019-0308/3/27/2019 9:24 AM) makes the following amendments:

- A. Combines SECTIONS 1 and 2 of the Bill to address the purpose, findings, and intent of the Bill.
- B. Clarifies the definitions of “affordable rental housing project” and “declaration of restrictive covenants”. Adds definitions of “bathroom,” “building code,” “building official,” “floor area ratio,” “heavy timber construction,” “multifamily dwelling,” and “multifamily dwelling unit.”
- C. Adds a new Section \_\_-1.2, to provide that the chapter regulates affordable rental housing projects. Renumbers subsequent sections.
- D. In renumbered Section \_\_-1.3, limits the prohibition on CPRs to affordable rental housing projects located in TOD special districts.
- E. Adds a new Section \_\_-1.4, to require the recordation of a declaration of restrictive covenants.
- F. Adds a new Section \_\_-1.5, to provide for an expedited permitting process (formerly SECTION 7 of the Bill). Renumbers subsequent sections.
- G. In renumbered Section \_\_-1.6, clarifies that the penalty provisions under that section apply to violations under Articles 2 and 3, and combines the penalty provisions in subsection (d) with the violation provisions in subsection (a).
- H. In Section \_\_-2.2, deletes the prohibition against affordable rental housing projects in TOD special districts.

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- I. In development standard table in Section \_\_\_-2.3, under minimum front yard, provides for a 10-foot minimum front yard except in TOD special districts if no front yard is required and at least two-thirds of the total length of the building along the street frontage is dedicated to residential or commercial use.
- J. Adds a new Section \_\_\_-2.8 to provide for a maximum number of affordable rental housing units for each zoning lot based on a formula set forth in that section.
- K. Adds a new Section \_\_\_-2.9 to provide for the maximum size of an affordable rental housing unit, which ranges from 500 square feet for a studio with one-bathroom, to 1,350 square feet for a four-bedroom/2.5 bathroom unit. Renumbers the subsequent section.
- L. In Section \_\_\_-3.2(c)(3), provides for a 20-minute (instead of one-hour) fire-rated entry door to units with automatic closure mechanisms. In Section \_\_\_-3.2(c)(7), provides for two-hour fire-rated walls and 90-minute fire-rated doors (instead of two-hour) in the booster pump room.
- M. In Section \_\_\_-3.2(f)(2), provides for at least one fire exit stairwell a minimum of 36 inches (instead of 48 inches) wide, and if no elevator is provided, a second fire exit stairwell that is a minimum of 30 inches (instead of 36 inches) must be provided.
- N. In Section \_\_\_-3.2(f)(3), provides that buildings that are less than three stories in height with 35 or fewer units may have one fire exit stairwell that is a minimum of 36 inches (instead of 48 inches) wide. Also requires that the stairwell exit to both the ground floor and the roof; and requires with a standard-sized door at the rooftop exit, and a railed-off waiting area on the rooftop.
- O. Adds a new Section \_\_\_-3.2(i) to require the installation of smoke detectors with audio alarms that are electronically powered in all bedrooms and kitchens, and an alarm pull box that is electronically connected to set off an audio alarm on each floor.
- P. In SECTION 3 (waiver of wastewater facility charges), SECTION 4 (waiver of plan review and building permit fees), and SECTION 5 (waiver of park dedication requirements) of the Bill, clarifies that the incentives apply to affordable rental housing units that are rented to households earning 100 percent or below of the AMI at prices affordable to such households.

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- Q. In renumbered SECTIONS 6 (real property tax exemption) and 7 (real property tax holiday) of the Bill, amends existing ROH sections (instead of creating new sections to specifically regulate affordable rental housing projects).
- R. Adds a new SECTION 8 of the Bill to provide that upon repeal of the ordinance:
  - 1. Affordable rental housing projects will be deemed a nonconforming use (formerly from SECTION 11 of the Bill); and
  - 2. Any real property tax exemptions pursuant to the ordinance will remain in effect for the duration of the applicable exemption period in accordance with the provisions of the ordinance.
- Renumbers subsequent SECTIONS.
- S. In renumbered SECTION 9 of the Bill, instructs the Revisor of Ordinances as to replacing chapter and section numbers that are temporarily designated with letters.
- T. In renumbered SECTION 10 of the Bill, provides that the real property tax exemptions in SECTIONS 6 and 7 of the Bill apply to tax years beginning July 1, 2020. Also provides that the amendments made in SECTIONS 3, 4, 5, 6, and 7 of the Bill will not affect the repeal date of Ordinance 18-1.
- U. Makes miscellaneous technical and nonsubstantive amendments.

KYMBERLY MARCOS PINE, Chair  
Committee on Zoning and Housing